"THE NATIONAL PROPERTY SERVICE"



SHEPHERD
CHARTERED SURVEYORS





www.shepherd.co.uk

# Home Report

Property: **2**
**Hillhouse Place**
**Kilmarnock**
**Ayrshire**
**KA3 3HT**

Prepared for: **Barbara Delamore**

Prepared by: **Luke Doyle MRICS**

Report reference: **1034573-1-2**

Date of Report: **23/09/2020**

**This Home Report is subject to the standard terms and conditions of Shepherd Chartered Surveyors.**
**These are included within your Home Report.**

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# Energy performance certificate

# Energy Performance Certificate (EPC)

Dwellings

**Scotland**

**2 HILLHOUSE PLACE, STEWARTON, KILMARNOCK, KA3 3HT**

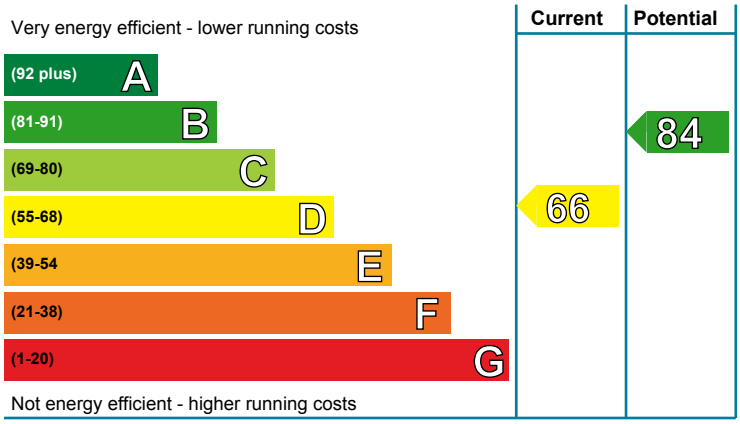
| | | | |
|---|---|---|---|
| **Dwelling type:** | Detached bungalow | **Reference number:** | 2071-1022-3201-2860-0204 |
| **Date of assessment:** | 23 September 2020 | **Type of assessment:** | RdSAP, existing dwelling |
| **Date of certificate:** | 24 September 2020 | **Approved Organisation:** | Elmhurst |
| **Total floor area:** | 81 m² | **Main heating and fuel:** | Boiler and radiators, mains gas |
| **Primary Energy Indicator:** | 260 kWh/m²/year | | |

## You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce $CO_2$ emissions by improving your home**

| | | |
|---|---|---|
| **Estimated energy costs for your home for 3 years*** | **£2,700** | See your recommendations report for more information |
| **Over 3 years you could save*** | **£642** | |

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

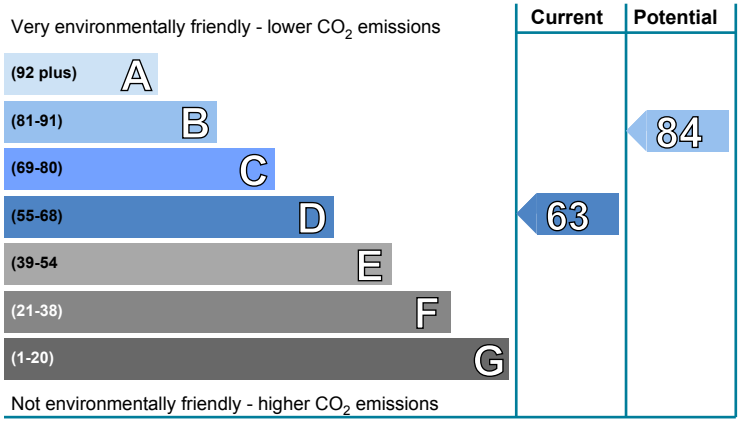



## Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (66)**. The average rating for EPCs in Scotland is **band D (61).**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.




## Environmental Impact ($CO_2$) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide ($CO_2$) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (63)**. The average rating for EPCs in Scotland is **band D (59).**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

## Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|---|---|
| 1 Floor insulation (suspended floor) | £800 - £1,200 | £390.00 |
| 2 Condensing boiler | £2,200 - £3,000 | £141.00 |
| 3 Solar water heating | £4,000 - £6,000 | £111.00 |

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE**

## Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

| Element | Description | Energy Efficiency | Environmental |
|---|---|---|---|
| Walls | Cavity wall, filled cavity | ★★★★☆ | ★★★★☆ |
| Roof | Pitched, 250 mm loft insulation | ★★★★☆ | ★★★★☆ |
| Floor | Suspended, no insulation (assumed) | — | — |
| Windows | Fully double glazed | ★★★★☆ | ★★★★☆ |
| Main heating | Boiler and radiators, mains gas | ★★★★☆ | ★★★★☆ |
| Main heating controls | Programmer, room thermostat and TRVs | ★★★★☆ | ★★★★☆ |
| Secondary heating | Room heaters, electric | — | — |
| Hot water | From main system | ★★★★☆ | ★★★★☆ |
| Lighting | Low energy lighting in 78% of fixed outlets | ★★★★★ | ★★★★★ |

## The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, $CO_2$ emissions, running costs and the savings possible from making improvements.

## The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 46 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 3.7 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 2.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

## Estimated energy costs for this home

| | Current energy costs | Potential energy costs | Potential future savings |
|---|---|---|---|
| **Heating** | £2,019 over 3 years | £1,599 over 3 years | You could save £642 over 3 years |
| **Hot water** | £438 over 3 years | £216 over 3 years | |
| **Lighting** | £243 over 3 years | £243 over 3 years | |
| **Totals** | **£2,700** | **£2,058** | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

## Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

| | Recommended measures | Indicative cost | Typical saving per year | Rating after improvement | |
|---|---|---|---|---|---|
| | | | | Energy | Environment |
| 1 | Floor insulation (suspended floor) | £800 - £1,200 | £130 | C 70 | C 69 |
| 2 | Replace boiler with new condensing boiler | £2,200 - £3,000 | £47 | C 72 | C 72 |
| 3 | Solar water heating | £4,000 - £6,000 | £37 | C 74 | C 75 |
| 4 | Solar photovoltaic panels, 2.5 kWp | £3,500 - £5,500 | £316 | B 84 | B 84 |

### Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Micro CHP

## Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

energy saving trust

## About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

**1 Floor insulation (suspended floor)**
Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

**2 Condensing boiler**
A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

**3 Solar water heating**
A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

**4 Solar photovoltaic (PV) panels**
A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

## Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.
**LZC energy sources present:** There are none provided for this home

## Your home's heat demand

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to www.energysavingtrust.org.uk/scotland/rhi.

| Heat demand | Existing dwelling | Impact of loft insulation | Impact of cavity wall insulation | Impact of solid wall insulation |
|---|---|---|---|---|
| Space heating (kWh per year) | 8,920 | N/A | N/A | N/A |
| Water heating (kWh per year) | 2,814 | | | |

## About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.


| | |
|---|---|
| Assessor's name: | Mr. Luke Doyle |
| Assessor membership number: | EES/019306 |
| Company name/trading name: | J & E Shepherd |
| Address: | Dundee<br>DD1 1XA |
| Phone number: | 01382 200454 |
| Email address: | dundee@shepherd.co.uk |
| Related party disclosure: | No related party |


If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

**Use of this energy performance information**

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

## Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money.For more information, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

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# Scottish Single Survey

## Schedule 1

# Survey Report

**2**
**Hillhouse Place**
**Kilmarnock**
**Ayrshire**
**KA3 3HT**

| | |
|---|---|
| **Customer** | Barbara Delamore |
| **Date of Inspection** | 23/09/2020 |
| **Prepared by** | Luke Doyle MRICS |

# 1. INFORMATION AND SCOPE OF INSPECTION

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. will not be inspected or reported on.

| | |
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| **Description** | The subjects comprise a detached bungalow. |
| **Accommodation** | Ground Floor - Entrance Vestibule, Hallway, Living Room, Kitchen with dining Area, Three Bedrooms, Bathroom with WC and Rear Porch. |
| **Gross internal floor area ($m^2$)** | The gross internal floor area extends to 83 square metres or thereby (including Porch). |
| **Neighbourhood and location** | The subjects are located within a well established residential area of similar style private built dwellings within the town of Stewarton. Local amenities can be found within a reasonable distance. |
| **Age** | Estimated constructed around 1980. |
| **Weather** | Dry and fair. |
| **Chimney stacks** | N/A |
| **Roofing including roof space** | The roof is of pitched design overlaid in interlocking concrete tiles with tiled ridge details.<br><br>Our inspection of the roof void was via a hall ceiling hatch and our head and shoulders style inspection revealed the roof to be of pre-fabricated timber framed construction overlaid in plasterboard sarking. The roof space was noted to be insulated.<br><br>**Sloping roofs were visually inspected with the aid of binoculars where appropriate.**<br><br>**Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.**<br><br>**If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.** |
| **Rainwater fittings** | There are PVC gutters and downpipes. |

| | |
|---|---|
| | **Visually inspected with the aid of binoculars where appropriate.** |
| **Main walls** | Walls are of cavity brick/blockwork construction with roughcast, smooth render and pointed synthetic stone external finishes. It appears that cavity wall insulation has been installed.<br><br>**Visually inspected with the aid of binoculars where appropriate.**<br><br>**Foundations and concealed parts were not exposed or inspected.** |
| **Windows, external doors and joinery** | Windows are of UPVC framed sealed unit double glazing with similar external doors. There are PVC soffits and fascias.<br><br>**Internal and external doors were opened and closed where keys were available.**<br><br>**Random windows were opened and closed where possible.**<br><br>**Doors and windows were not forced open.** |
| **External decorations** | Painted masonry.<br><br>**Visually inspected.** |
| **Conservatories/Porches** | There is a small porch to the rear of the property which has single skin masonry walls which are roughcast externally. There is a PVC double glazed door and PVC double glazed windows, and the roof is flat in profile and overlaid in felt or similar.<br><br>**Visually inspected.** |
| **Communal areas** | N/A |
| **Garages and permanent outbuildings** | There is a single attached garage of blockwork construction, roughcast externally. The roof is pitched, timber framed and overlaid in interlocking concrete tiles. There is a metal up and over vehicular access door, PVC double glazed rear door and PVC double glazed window.<br><br>**Visually inspected** |
| **Outside areas and boundaries** | There are private garden grounds surrounding the property made up in areas of lawn, concrete paving, stone chips and tarmac which forms a driveway to the front. Boundaries are defined by timber fencing and hedging.<br><br>**Visually inspected.** |
| **Ceilings** | Plasterboard lined.<br><br>**Visually inspected from floor level.** |

| | |
|---|---|
| **Internal walls** | Timber stud construction overlaid in plasterboard.<br><br>**Visually inspected from floor level.**<br><br>**Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** |
| **Floors including sub floors** | Flooring is of suspended timber construction throughout. Various fitted floor covering exist above.<br><br>**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** |
| **Internal joinery and kitchen fittings** | There are timber panel and timber and glass panel doors, timber skirtings and timber door surrounds and window sills. Kitchen fittings comprise floor and wall mounted units.<br><br>**Built-in cupboards were looked into but no stored items were moved.**<br><br>**Kitchen units were visually inspected excluding appliances.** |
| **Chimney breasts and fireplaces** | N/A |
| **Internal decorations** | There are paper, paint and tile finishes.<br><br>**Visually inspected.** |
| **Cellars** | N/A |
| **Electricity** | Electricity is from the mains grid with the circuit breaker consumer unit and meter located within a hall cupboard.<br><br>**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** |
| **Gas** | Gas is from the mains supply with the meter located within an external inspection box.<br><br>**Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards.If any services are turned off, the surveyor will state that in the report and will not turn them on.** |

| | |
|---|---|
| **Water, plumbing and bathroom fittings** | Cold water is from the mains supply and where seen plumber fittings are of copper and PVC pipework. There is a cold water storage tank within the loft.<br><br>The sanitary arrangements comprise a four piece suite within the bathroom.<br><br>**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.**<br><br>**No tests whatsoever were carried out to the system or appliances.** |
| **Heating and hot water** | Heating is provided by a gas boiler located within the garage which heats steel radiators. There is an insulated hot water tank located within a hall cupboard.<br><br>**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.**<br><br>**No tests whatsoever were carried out to the system or appliances.** |
| **Drainage** | All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.<br><br>**Drainage covers etc. were not lifted.**<br><br>**Neither drains nor drainage systems were tested.** |
| **Fire, smoke and burglar alarms** | Smoke alarms noted.<br><br>**Visually inspected.**<br><br>**No tests whatsoever were carried out to the system or appliances.** |
| **Any additional limits to inspection** | An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.<br><br>The property was fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings. |

| | |
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| | Windows and external doors were not all fully opened or tested.<br><br>No access was available to any sub-floor areas.<br><br>Full and safe access was not available to the roof void area due to the presence of a thick layer of insulation throughout, storage items, the absence of flooring or crawl board and the presence of a water tank.<br><br>Our internal inspection of the garage was restricted due to the presence of storage items. The garage vehicular door was not opened or tested. |

▷ Sectional diagram showing elements of a typical house:



1. Chimney pots
2. Coping stone
3. Chimney head
4. Flashing
5. Ridge ventilation
6. Ridge board
7. Slates / tiles
8. Valley guttering
9. Dormer projection
10. Dormer flashing
11. Dormer cheeks
12. Sarking
13. Roof felt
14. Trusses
15. Collar
16. Insulation
17. Parapet gutter
18. Eaves guttering
19. Rainwater downpipe
20. Verge boards /skews
21. Soffit boards
22. Partiton wall
23. Lath / plaster
24. Chimney breast
25. Window pointing
26. Window sills
27. Rendering
28. Brickwork / pointing
29. Bay window projection
30. Lintels
31. Cavity walls / wall ties
32. Subfloor ventilator
33. Damp proof course
34. Base course
35. Foundations
36. Solum
37. Floor joists
38. Floorboards
39. Water tank
40. Hot water tank

Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these terms.

# 2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following three categories.

| Category 3 | Category 2 | Category 1 |
|---|---|---|
| Urgent Repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now. | Repairs or replacement requiring future attention, but estimates are still advised. | No immediate action or repair is needed. |

## Structural movement



| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | There was no evidence of significant structural movement within the limitations of our inspection. |

## Dampness, rot and infestation



| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range. |

## Chimney stacks



| | |
|---|---|
| **Repair category:** | - |
| **Notes** | |

## Roofing including roof space



| | |
|---|---|
| **Repair category:** | 2 |
| **Notes** | Concrete roof tiles are original and showing some signs of weathering with pockets of moss growth noted along with cracked cement render details. Roof coverings are of an age and style where a degree of regular ongoing maintenance should be anticipated.<br><br>There is evidence of condensation within the roof void however we understand that ventilation is to be installed by the current owners prior to sale. |

## Rainwater fittings



| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | Within the limitations of our inspection rainwater goods were seen to be free from significant defect.<br><br>We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect. |

## Main walls



| | |
|---|---|
| **Repair category:** | 2 |
| **Notes** | Localised bossed render was noted adjacent to the front entrance door with previous patch repair evident in places. Cracking was also noted to pointing |

| | |
|---|---|
| | and future ongoing repairs may be required. |

## Windows, external doors and joinery



| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | Windows were not all fully opened or tested and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted. |

## External decorations



| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | Paint finished and decorated external surfaces will require redecoration on a regular basis. |

## Conservatories/porches



| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | The rear porch is of a insubstantial construction type. Accordingly, insulation qualities may be limited and the structure will require a degree of regular ongoing maintenance.<br><br>There is a flat roof over the rear porch. It should be appreciated that this type of covering can have a limited life span and will require a higher than normal degree of ongoing maintenance.<br><br>We would highlight that it was not raining at the time of our inspection and the porch should be checked during heavy rainfall. |

## Communal areas



| | |
|---|---|
| **Repair category:** | - |
| **Notes** | |

## Garages and permanent outbuildings



| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | Normal maintenance will be required to the garage.<br><br>Corrosion was noted to the vehicular access door however we understand that patch repair is to be carried out prior to sale and this should be confirmed. |

## Outside areas and boundaries



| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | Boundary fences should be regularly checked and maintained as necessary. |

## Ceilings



| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | Within the limitations of our inspection no significant defects were noted. |

## Internal walls



| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | Within the limitations of our inspection no significant defects were noted. |

## Floors including sub-floors

| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition. |

## Internal joinery and kitchen fittings

| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | Within the limitations of our inspection no significant defects were noted. |

## Chimney breasts and fireplaces

| | |
|---|---|
| **Repair category:** | - |
| **Notes** | |

## Internal decorations

| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | The property is in good decorative order. |

## Cellars

| | |
|---|---|
| **Repair category:** | - |
| **Notes** | |

## Electricity

| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | The Institute of Electrical Engineers recommends that inspections and testings are undertaken at least every ten years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IEE regulations. |

## Gas

| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor. |

## Water, plumbing and bathroom fittings

| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. |

## Heating and hot water

| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | The central heating system is of an older style and future maintenance or upgrading should be anticipated.<br><br>It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. |

## Drainage

| | |
|---|---|
| **Repair category:** | 1 |
| **Notes** | All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested. |

# Summary:

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the previous comments for detailed information.

**Category 3**

Urgent Repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

**Category 2**

Repairs or replacement requiring future attention, but estimates are still advised.

**Category 1**

No immediate action or repair is needed.

| | |
|---|---|
| Structural Movement | 1 |
| Dampness, rot and infestation | 1 |
| Chimney stacks | - |
| Roofing including roof space | 2 |
| Rainwater fittings | 1 |
| Main walls | 2 |
| Windows, external doors and joinery | 1 |
| External decorations | 1 |
| Conservatories/porches | 1 |
| Communal areas | - |
| Garages and permanent outbuildings | 1 |
| Outside areas and boundaries | 1 |
| Ceilings | 1 |
| Internal walls | 1 |
| Floors including sub floors | 1 |
| Internal joinery and kitchen fittings | 1 |
| Chimney breasts and fireplaces | - |
| Internal decorations | 1 |
| Cellars | - |
| Electricity | 1 |
| Gas | 1 |
| Water, plumbing and bathroom fittings | 1 |
| Heating and hot water | 1 |
| Drainage | 1 |

**Remember:**

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

**Warning:**

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

# 3. ACCESSIBILITY INFORMATION

**Guidance notes on Accessibility Information:**

Three steps or fewer to a main entrance door of the property:

In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres:

For this purpose, 'unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes; parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin operated machines.

| | | |
|---|---|---|
| 1 | **Which floor(s) is the living accommodation on?** | Ground |
| 2 | **Are there three steps or fewer to a main entrance door of the property?** | Yes |
| 3 | **Is there a lift to the main entrance door of the property?** | No |
| 4 | **Are all door openings greater than 750mm?** | No |
| 5 | **Is there a toilet on the same level as the living room and kitchen?** | Yes |
| 6 | **Is there a toilet on the same level as a bedroom?** | Yes |
| 7 | **Are all rooms on the same level with no-internal steps or stairs?** | Yes |
| 8 | **Is there unrestricted parking within 25 metres of an entrance door to the building?** | Yes |

# 4. VALUATION AND CONVEYANCER ISSUES

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated re-instatement cost for insurance purposes

| | |
|---|---|
| **Matters for a solicitor or licensed conveyancer:** | The property has been altered internally including the removal of an internal wall between the former kitchen and dining area and the construction of a new stud partition between the living room and dining area. It should be confirmed all necessary permissions have been obtained.<br><br>Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property. |
| **Estimated re-instatement cost for insurance purposes:** | For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £200,000 (TWO HUNDRED THOUSAND POUNDS STERLING).<br><br>This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value. |
| **Valuation and market comments:** | Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £185,000 (ONE HUNDRED AND EIGHTY FIVE THOUSAND POUNDS STERLING). |

| | |
|---|---|
| Signed: | Electronically by Luke Doyle MRICS |
| Report author: | Luke Doyle MRICS |
| Company name | Shepherd Chartered Surveyors (Kilmarnock) |
| Address: | 24 Portland Road, Kilmarnock, KA1 2BS |
| Date of report: | 25/09/2020 |

# Mortgage Valuation Report

**2**

**Hillhouse Place**

**Kilmarnock**

**Ayrshire**

**KA3 3HT**

| | |
|---|---|
| **Seller's Name:** | Barbara Delamore |
| **Date of Inspection:** | 23/09/2020 |
| **Prepared by:** | Luke Doyle MRICS |

## 1. Property Details

| | |
|---|---|
| **Property type:** | Bungalow |
| **Floor(s) on which located** ***(Flat or maisonettes only):*** | |
| **Number of floors in block** ***(Flat or maisonettes only):*** | |
| **Number of units in block** ***(Flat or maisonettes only):*** | |
| **Is there a lift provided?** ***(Flat or maisonettes only):*** | |
| **Property style:** | Detached |
| **Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police?** | No |
| **Approximate year of construction:** | 1980 |

## 2. Tenure

| | |
|---|---|
| **Tenure:** | Absolute Ownership |
| **Ground rent:** | |
| **Unexpired years:** | |

## 3. Accommodation

| | |
|---|---|
| **Number of living rooms:** | 1 |
| **Number of bedrooms:** | 3 |
| **Number of kitchens:** | 1 |
| **Number of Bathrooms** | 1 |
| **Number of water closets:** | 0 |
| **Other Rooms:** | 0 |
| **Internal gross floor area (excluding garages and outbuildings):** | 83m² |
| **External gross floor area (excluding garages and outbuildings):** | 91m² |
| **Does the property have a residential element greater than 40%?** | Yes |

## 4. Garage / Parking / Outbuildings

| | |
|---|---|
| **Parking type:** | Single garage |
| **Available on site?** | Yes |
| **Permanent Outbuildings:** | None. |

## 5. Construction

| | |
|---|---|
| **Main wall type:** | Brick |
| **Other (please specify):** | |
| **Roof type:** | Tile |
| **Other (please specify):** | |

## 6. Special Risks

| | |
|---|---|
| **Has the property suffered structural movement?** | No |
| **Is this recent or progressive?** | |
| **Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the** | No |

| | |
|---|---|
| **immediate vicinity?** | |
| **If yes, please specify any of the above:** | |

## 7. Service Connections

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in the 'brief description of central heating' section below

| | |
|---|---|
| **Drainage:** | Mains |
| **Electricity:** | Mains |
| **Central Heating:** | Yes |
| **Water:** | Mains |
| **Gas:** | Mains |
| **Brief description of central heating:** | Gas fired boiler via radiators - not tested. |

## 8. Site

Apparent legal issues to be verified by the conveyancer

| Legal Issue | Verification | Description |
|---|---|---|
| **Rights of way:** | | |
| **Shared drives / access:** | | |
| **Garage or other amenities on separate site:** | | |
| **Shared service connections:** | | |
| **Ill-defined boundaries:** | | |
| **Agricultural land included with property:** | | |
| **Other:** | | |

## 9. Location

| | |
|---|---|
| **Location type:** | Residential within town/city |
| **Other (if not specified):** | |

## 10. Planning Issues

| | |
|---|---|
| **Has the property been extended / converted / altered?** | Yes |
| **Details (if extended, converted, or altered):** | The property has been altered internally including the removal of an internal wall between the former kitchen and dining area and the construction of a new stud partition between the living room and dining area. It should be confirmed all necessary permissions have been obtained. |

## 11. Roads

| | |
|---|---|
| **Roads that relate to the property:** | Made up road |

## 12. General Remarks

| | |
|---|---|
| **General remarks on the property:** | The subjects are located within a well established |

| | |
|---|---|
| | residential area of similar style private built dwellings within the town of Stewarton. Local amenities can be found within a reasonable distance.<br><br>At the time of inspection the property was found to be in good condition having regard to age and character with any defects thought to be manageable through a course of repair and maintenance expenditure. |

## 13. Essential Repairs

| | |
|---|---|
| **Information relating to essential repairs for the property:** | |
| **Estimated cost of essential repairs:** | |
| **Retention recommendation?** | |
| **Amount:** | |

## 14. Comment on Mortgageability

| | |
|---|---|
| **Information relating to mortgageability of the property:** | The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider. |

## 15. Valuations

| | |
|---|---|
| **Market value in present condition:** | £185,000.00 |
| **Market value on completion of essential repairs:** | |
| **Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)** | £200,000.00 |
| **Is re-inspection necessary?** | No |

| | |
|---|---|
| Signed: | Electronically by Luke Doyle MRICS |
| Report author: | Luke Doyle MRICS |
| Company name: | Shepherd Chartered Surveyors (Kilmarnock) |
| Address: | 24 Portland Road, Kilmarnock, KA1 2BS |
| Date of report: | 25/09/2020 |

SHEPHERD
CHARTERED SURVEYORS



# Property Questionaire

# Property Questionnaire

**2**

**Hillhouse Place**

**Kilmarnock**

**Ayrshire**

**KA3 3HT**

| | |
|---|---|
| **Property Address:** | 2<br>Hillhouse Place<br>Kilmarnock<br>Ayrshire<br>KA3 3HT |
| **Seller(s):** | Barbara Delamore |
| **Completion date of Property Questionnaire:** | 18/09/2020 |

## Note for sellers

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.

## Information to be given to prospective buyer(s)

### 1. Length of ownership

| | |
|---|---|
| **How long have you owned the property?** | 7 years and 6 months |

### 2. Council Tax

| | |
|---|---|
| **Which Council Tax band is your property in?** | E |

### 3. Parking

| | |
|---|---|
| **What are the arrangements for parking at your property?** | Garage, Driveway |

### 4. Conservation Area

| | |
|---|---|
| **Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?** | No |

### 5. Listed Buildings

| | |
|---|---|
| **Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest?** | No |

### 6. Alterations/additions/extensions

| | |
|---|---|
| **a.**<br>**(i). During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?** | No |
| ***If you have answered yes, please describe the changes which you have made:*** | |
| **(ii). Did you obtain planning permission, building warrant, completion certificate and other consents for this work?** | |

| | |
|---|---|
| ***If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.***<br><br>*If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them.* | |
| **b.**<br>**Have you had replacement windows, doors, patio doors or double glazing installed in your property? If you have answered yes, please answer the three questions below:** | Yes |
| **(i). Were the replacements the same shape and type as the ones you replaced?** | Yes |
| **(ii). Did this work involve any changes to the window or door openings?** | No |
| **(iii). Please describe the changes made to the windows, doors, or patio doors (with approximate dates when the work was completed?**<br><br>Please give any guarantees which you received for this work to your solicitor or estate agent. | Garage back door and window from wooden frames to pvc. Internal wooden door to French door pvc. |

## 7. Central Heating

| | |
|---|---|
| **a.**<br>**Is there a central heating system in your property?**<br><br>Note: A partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).<br><br>***If you answered yes/partial:***<br><br>**What kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas, warm air).**<br><br>***If you answered yes, please answer the following three questions:*** | Yes<br><br>Gas central heating |
| **(i). When was your central heating system or partial central heating system installed?** | Don't know installed by previous owner |
| **(ii). Do you have a maintenance contract for the central heating system?**<br>***If you have answered yes, please give details of the company with which you have a maintenance agreement:*** | No |
| **(iii). When was your maintenance agreement last renewed? (Please provide the month and year).** | |

## 8. Energy Performance Certificate

| | |
|---|---|
| **Does your property have an Energy Performance Certificate which is less than 10 years old?**<br><br>Note: The surveyor will provide this within their inspection. | Yes |

## 9. Issues that may have affected your property

| | |
|---|---|
| **a.**<br>**Has there been any storm, flood, fire or other structural damage to your property while you have owned it?** | No |
| ***If you have answered yes, is the damage the subject of any outstanding insurance claim?*** | |
| **b.**<br>**Are you aware of the existence of asbestos in your property?** | No |
| ***If you have answered yes, please give details:*** | |

## 10. Services

**a.**

**Please tick which services are connected to your property and give details of the supplier:**

| Services | Connected | Supplier |
|---|---|---|
| **Gas/liquid petroleum gas** | Yes | British gas |
| **Water mains/private water supply** | Yes | Scottish water |
| **Electricity** | Yes | Scottish power |
| **Mains drainage** | Yes | Scottish water |
| **Telephone** | Yes | BT |
| **Cable TV/Satellite** | No | |
| **Broadband** | Yes | BT |

| | |
|---|---|
| **b.**<br>**Is there a septic tank system in the property?**<br><br>**If you have answered yes, please answer the two questions below:** | No |
| **(i). Do you have appropriate consents for the discharge from your septic tank?** | |

| | |
|---|---|
| **(ii). Do you have maintenance contract for your septic tank?**<br><br>***If you have answered yes, please give details of the company with which you have a maintenance contract:*** | |

## 11. Responsibilities for Shared or Common Areas

| | |
|---|---|
| **a.**<br>**Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?** | No |
| ***If you have answered yes, please give details:*** | |
| **b.**<br>**Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?** | Not Applicable |
| ***If you have answered yes, please give details:*** | |
| **c.**<br>**Has there been any major repair or replacement of any part of the roof during the time you have owned the property?** | No |
| **d.**<br>**Do you have the right to walk over any of your neighbours' property - for example, to put out your rubbish bin or to maintain your boundaries?** | No |
| ***If you have answered yes, please give details:*** | |
| **e.**<br>**As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?** | No |
| ***If you have answered yes, please give details:*** | |
| **f.**<br>**As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned).** | No |

| | |
|---|---|
| ***If you have answered yes, please give details:*** | |

## 12. Charges associated with your property

| | |
|---|---|
| **a.**<br>**Is there a factor or property manager for your property?** | No |
| ***If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:*** | |
| **b.**<br>**Is there a common buildings insurance policy?** | No |
| ***If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?*** | |
| **c.**<br>**Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Resident's Association, or maintenance or stair fund.** | |

## 13. Specialist Works

| | |
|---|---|
| **a.**<br>**As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?** | No |
| ***If you have answered yes, please say what the repairs were for, whether they carried out the repairs (and when), or if they were done before you bought the property:*** | |
| **b.**<br>**As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?** | No |
| ***If you have answered yes, please give details:*** | |
| **c.**<br>**If you have answered yes to 13 (a) or (b), do you have any guarantees relating to this work?** | |
| *If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself, **please write below who has these documents** and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be* | |

| | |
|---|---|
| *shown in the original estimate.*<br><br>**Guarantees are held by:** | |

## 14. Guarantees

### a.

**Are there any guarantees or warranties for any of the following?**

| | |
|---|---|
| **(i). Electrical work** | No |
| **(ii). Roofing** | No |
| **(iii). Central Heating** | No |
| **(iv). NHBC** | No |
| **(v). Damp course** | No |
| **(vi). Any other work or installations? (For example, cavity wall insulation, underpinning, indemnity policy)** | No |

### b.

**If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):**

### c.

**Are there any outstanding claims under any of the guarantees listed above?**

***If you have answered yes, please give details***

No

## 15. Boundaries

| | |
|---|---|
| **a.**<br>**So far as you are aware, has any boundary of your property been moved in the last 10 years?** | No |
| ***If you have answered yes, please give details:*** | |

## 16. Notices that affect your property

**In the past 3 years, have you ever received a notice;**

| | |
|---|---|
| **a.**<br>**advising that the owner of a neighbouring property has made a planning application?** | No |
| **b.**<br>**that affects your property in some other way?** | No |
| **c.**<br>**that requires you to do any maintenance, repairs or improvements to your property?** | No |

**Notice:**
If you have answered yes to any of a.-c. above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchase of your property.

# RESIDENTIAL SINGLE SURVEY
# TERMS AND CONDITIONS OF ENGAGEMENT

**SINGLE SURVEY TERMS AND CONDITIONS**

**PART 1 – GENERAL**

**1.1 THE SURVEYORS**

The seller has engaged J & E Shepherd to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The seller has also engaged J & E Shepherd to provide an Energy Report in the format prescribed by the accredited Energy Company.

J & E Shepherd are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific forms where requested. For this service a fee may be charged to the prospective purchaser. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey.

J & E Shepherd will decline any transcript request which requires the provision of information additional to the information in the report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase, made in writing.

Once the Seller has conditionally accepted an offer to purchase, made in writing, the Purchaser's lender or conveyancer may request that J & E Shepherd provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to J & E Shepherd, an additional fee may be incurred by the Purchaser

If information is provided to J & E Shepherd during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, J & E Shepherd reserves the right to reconsider the valuation. Where J & E Shepherd requires to amend the valuation in consequence of such information, we will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property. The attending Surveyor will be a member of the RICS Valuer's Registration Scheme and will have the required experience and competency including the skills, understanding and market knowledge to undertake this valuation.

A replacement Home Report (RHR) may also be required, (see S1.10 attached), and these Terms and Conditions, when accepted and returned to J & E Shepherd also relate and are applicable to any RHR where instructed.

If the Surveyor has had previous involvement in the subject property or if a potential conflict of interest exists, this will be notified in writing as an Appendix to these Terms & Conditions.

J & E Shepherd have a written Complaints Handling Procedure (CHP). This CHP document is available from the offices of J & E Shepherd.

**1.2 THE REPORT**

The Report provided will be a Scottish Single Survey which is a prescribed document as provided by legislation passed by the Scottish Government including the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008.

J & E Shepherd will not provide an amended Report on the Property, except to correct factual inaccuracies.

The report will identify the nature and source of information relied upon in its preparation.

J & E Shepherd shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

A Single Survey is instructed by the Seller and made available to all potential Purchasers in the expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyor rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the report may be published in any way, reproduced or distributed by any party other than the seller, prospective purchasers the Purchaser and their respective professional advisers without the prior written consent of J & E Shepherd.

Information relied upon in the research and preparation of our Report, will be obtained from various sources including information from the Seller including but not restricted to that contained in the Property Questionnaire provided by the Seller, secure and publicly available sales registers, online property information and sales websites and our own records.

**1.3 LIABILITY**

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report shall be prepared in accordance with the RICS Valuation Professional Standards (The Red Book) current version, being the latest published version as at the date of Report. It is confirmed that the valuation will be undertaken in accordance with the International Valuation Standards (IVS). The Firms compliance with these standards may be subject to monitoring under the RICS conduct and disciplinary regulations.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

J & E Shepherd acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. J & E Shepherd accept no responsibility or liability whatsoever in relation to the Report to persons other than the seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, J & E Shepherd accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the report entirely at their own risk.

**1.4 GENERIC MORTGAGE VALUATION REPORT**

J & E Shepherd undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

The Seller has the option to exclude the generic Mortgage Valuation Report from being produced.

**1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES**

J & E Shepherd undertake that on being asked to do so by a prospective purchaser, and at an optional minimum charge of £50+vat, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between J & E Shepherd and the Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report, which shall be in accordance with the current RICS Valuation Professional Standards (the Red Book) and the RICS International Valuation Standards (IVS).

**1.6 INTELLECTUAL PROPERTY**

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of J & E Shepherd and shall remain their exclusive property unless they assign the same to any other party in writing.

**1.7 PAYMENT**

J & E Shepherd are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

**1.8 CANCELLATION**

The Seller will be entitled to cancel the inspection by notifying the relevant J & E Shepherd office at any time before the day of the inspection.

J & E Shepherd will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. J & E Shepherd will also be entitled not to proceed if after arriving at the property, the inspecting surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the surveyor's discretion.

In the case of cancellation or the inspection not proceeding, J & E Shepherd will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, J & E Shepherd will be entitled to raise an Invoice equivalent to 80% of the agreed fee.

**1.9 PRECEDENCE**

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

**1.10 DEFINITIONS**

- The "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- The "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- The "Generic Mortgage Valuation Report" means a separate report, prepared by J & E Shepherd from information in the Report but in the Surveyor's own format;
- "Replacement Home Report" (RHR) relates to a reinspection of the property to prepare a new full Single Survey in order to replace the previous out of date Home Report, normally required after the original Home Report dates 91 days or older;
- The "Market Value" is the estimated amount for which an asset or liability should exchange on the valuation date between a willing Buyer and a willing Seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- The "Property" is the property which forms the subject of the Report;
- The "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- A "prospective Purchaser" is anyone considering buying the property;

- The "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in Part 1 of Schedule 1 of The Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;

- The "Seller" is/are the proprietor(s) of the Property;

- The "Surveyor" is the author of the report on the Property. The inspection and valuation will be carried out by a Surveyor from J & E Shepherd who will also be a member of the RICS and accredited by the Valuer's Registration Scheme (VRS). Any previous involvement by this Surveyor in the property or potential conflicts of interest will be disclosed as per Section 1.1 above;

- The "Surveyors/J & E Shepherd" are the firm or company of whom the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the report;

- The "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format;

**PART 2 – DESCRIPTION OF THE REPORT**

**2.1 THE SERVICE**

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, J & E Shepherd has agreed to supply a generic Mortgage Valuation Report.

**2.2 THE INSPECTION**

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the surveyor.

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

Sloping roofs are visually inspected with the aid of binoculars where appropriate. Roof spaces are visually inspected and entered where there is safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the surveyor deems it safe and reasonable to do so.

Surfaces of exposed floors are visually inspected. No carpets or floor coverings are lifted. Sub-floor areas are inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point. Physical access to the sub floor area may be taken if the surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The surveyor will not carry out an asbestos inspection and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations.

In the case of flats, it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

It is assumed that the subject property site and neighbouring areas are free from Japanese Knotweed. Japanese knotweed is an invasive plant that can damage footpaths, driveways, patios and in the worst cases, it can get into the home itself. It is very difficult to get rid of this plant, and removal of this plant can take a number of years, be costly and may affect future saleability and mortgagability of an affected home. Japanese Knotweed is a seasonal growth plant and is almost invisible during the winter months and during its non-growth phase.

**2.3 THE REPORT**

The Report will be prepared by the surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

2.3.1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

2.3.2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

2.3.3 Category 1: No immediate action or repair is needed.

**WARNING:** If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions when the effect can be considerable.

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

Where defects or repairs have been identified within the report it is essential that, prior to entering into any legally binding sale or purchase contract, further specialists or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

**2.4 SERVICES**

Our surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

**2.5 ACCESSIBILITY**

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

### 2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. J & E Shepherd cannot of course accept liability for any advice given by the Energy Company.

### 2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains J & E Shepherd's opinion both of the market value of the property and of the re-instatement cost, as defined below.

"Market Value" The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Re-instatement cost" is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a re-inspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

Unless stated otherwise within this report and in the absence of any information to the contrary, we have assumed that:

- All buildings have been erected either prior to planning control, or in accordance with planning permissions, and have the benefit of permanent planning consents or existing use rights for their current use;
- The property is not adversely affected by town planning or road proposals;
- All alterations, additions or extensions to the property have received all necessary Town Planning Consents, Building Authority Approvals (Building Warrants) and Completion Certificates;
- The property complies with all relevant statutory and local authority requirements, including but not limited to Fire Regulations, The Equality Act, The Control of Asbestos Act, Health and Safety Regulations, Environmental Health Regulations, Regulations governing Residential Tenancies and similar.

SHEPHERD
CHARTERED SURVEYORS


**North**

| | |
|---|---|
| Inverness | 01463 712 239 |
| Elgin | 01343 553 939 |
| Fraserburgh | 01346 517 456 |
| Peterhead | 01779 470 766 |
| Aberdeen | 01224 202 800 |

**Tayside**

| | |
|---|---|
| Montrose | 01674 676 768 |
| Dundee | 01382 200 454 |
| Perth | 01738 638 188 |

**Fife**

| | |
|---|---|
| St Andrews | 01334 477 773 |
| Kirkcaldy | 01592 205 442 |
| Dunfermline | 01382 722 337 |

**Lothians/Borders**

| | |
|---|---|
| Edinburgh | 01312 251 234 |
| Musselburgh | 01316 533 456 |
| Livingston | 01506 416 777 |
| Galashiels | 01896 750 150 |
| Dalkeith | 0131 663 2780 |

**Central**

| | |
|---|---|
| Stirling | 01786 450 438 |
| Falkirk | 01324 635 999 |
| Cumbernauld | 01236 780 000 |

**Lanarkshire**

| | |
|---|---|
| Coatbridge | 01236 436 561 |
| Hamilton | 01698 897 548 |
| Motherwell | 01698 252 229 |
| East Kilbride | 01355 248 535 |

**Glasgow/West**

| | |
|---|---|
| Glasgow | 0141 353 2080 |
| Glasgow South | 0141 649 8020 |
| Greenock | 01475 730 717 |
| Paisley | 0141 889 8334 |
| Dumbarton | 01389 731 682 |
| Hillington | 0141 5856373 |

**Ayr/Dumfries**

| | |
|---|---|
| Ayr | 01292 267 987 |
| Kilmarnock | 01563 520 318 |
| Saltcoats | 01294 464 228 |
| Dumfries | 01387 264 333 |


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